

CHAPTER 5

GROWTH MANAGEMENT AREA

The Growth Management Area addresses growth and land use within the defined areas of Natrona County, which includes Casper, Bar Nunn, Evansville, Mills, and the unincorporated areas around each. This plan projects new development needed to service the projected population and designates land use types. The land proposal is based on the need for high density residential, low density residential, commercial and industrial lands as part of one population or one community. The Growth Management Area is, however, based on 43 “neighborhoods” each with its own distinct area and development style.

5.1 THE GROWTH MANAGEMENT AREA – DEFINED

The Growth Management Area (GMA) of the County is intended to provide for efficiency of infrastructure, water, sewer and streets, which through regional delivery protects the environment, yet allows the towns, city and established neighborhoods to continue to provide the distinct lifestyles that county residents want.

WATER SERVICE AREAS

The Casper Public Utilities distribution system serves the City of Casper and some unincorporated areas. The Town of Mills is responsible for supplying water to the Town of Mills and a portion of the Brooks Water and Sewer District. The Town of Evansville serves the Town of Evansville, and will serve Hat Six Commercial Area and Brookhurst Subdivision. The Wardwell Water and Sewer District provides service to the Wardwell area and Town of Bar Nunn. The District utilizes water supplied by the Central Wyoming Regional Water Joint Powers Board and transmission through the Casper Public Utility water lines. There are other community water systems that operate currently within the county including Hillcrest Water Company, Poison Spider Water Company, Sandy Lake Estates, Pioneer Water and Sewer District, Ten Mile Industrial Park, and 33 Mile Water District.

THE REGIONAL SEWER AREA

The Casper Area is served by a regional wastewater facility located north of I-25 off of Bryan Stock Trail. The facility serves the City of Casper, and Towns of Bar Nunn, Evansville, and Mills, as well as some unincorporated areas. Much of the incorporated area is served by on-site sewage disposal systems.

5.2 WYOMING PLANNING STATUTES WHICH AFFECT PLANNING IN THE GROWTH MANAGEMENT AREA

The following specific statutes define how municipalities and counties will interact in the land development process within close proximity to the municipalities:

- The Statutes enable the County and municipalities to create land use plans. (18-5-201) (15-1-83-91)
- The County must sign off on any land use plan for a municipality when it addresses lands outside the current municipal boundaries. (15-1-503)
- Municipalities must sign off on all subdivisions within one mile of their boundary. This in effect allows the municipality to require development to its own standards. (34-12-103)
- Municipalities, in Wyoming, have primacy concerning annexations. The County does not review annexations or approve them. (15-1-402)

5.3 MUNICIPAL GROWTH BOUNDARIES

In 2006, the City of Casper and the Town of Evansville adopted their growth boundaries and executed an agreement for future annexations.

In 2013, the City of Casper and the Town of Mills executed growth boundaries.

In 2016, the Town of Bar Nunn and City of Casper adopted their growth boundaries.

The growth boundary agreement establishes growth boundaries for the four (4) municipalities, to the extent that one community agreed not to annex lands in another's growth area. (Figure 5-A)

The agreement requires that each municipality will annex lands only within the procedures outlines in state statutes, and allows the provisions of public utilities in a particular area to be worked out by the entities involved. A district can provide utilities within a particular growth area rather than the municipality.

The plan and the process are established. This is due in part to lack of growth and minimal conflict from growth pressure over the last ten years.

The agreement requires annexation of lands within the growth areas. A subdivision can be developed in the City of Casper growth area as a county subdivision; however there will be an enforceable annexation agreement.

5.4 FACTORS IN THE GROWTH MANAGEMENT AREA

There are a number of factors which will play an important role in the development of the Growth Management Area. These include:

- The Growth Management Agreement presumes collaborative decision making among the county, city, and towns for land development issues.
- The 201 regional sewer agreement requires public sewer or the escrow of funds to construct an internal collection system for subdivisions which severely limits subdivision development in the unincorporated area.
- Department of Environmental Quality regulations require significant engineering in evaluation of any land proposed for subdivision within the unincorporated area.
- Infill of new development into existing areas is critical to development efficiency and public infrastructure that is potentially lower in cost up front and more cost effective for jurisdictions to maintain.
- The process of forming an Improvement and Service District (ISD) and obtaining grant funding to upgrade water, sewer and roadways is an excellent method to improve existing development.
- New subdivisions are required to form an Improvement and Service District (ISD).

5.5 FUTURE LAND USE NEEDS

Land use is the central element of a master plan, establishing the mix and location of future land uses. The section calculates land use needs for Natrona County 2040 and sets forth the development principles utilized in locating them and is based on information from the 2014 KLJ update.

Population and development projections identify land use needs during the planning period. Demographic and Economic Profiles proposed a population growth scenario producing a total 2040 population of Natrona County of about 111,000 people. Of that total, about 30,000 people would be brand new and of that, about 4,400 would be located in unincorporated Natrona County. This section uses that scenario to calculate the amount of land needed for development during this period, providing the basis for the Natrona County 2040 Future Land Use Map.

Residential Land Use Projection

A housing demand model shows the number of housing units needed to accommodate the projected 2040 population. This is then converted to a land requirement, based on a mix of housing types and target densities. This method is based on the following assumptions and methods:

- In these calculations, the average number of people per household will remain constant at 2.44 through 2040. Nationally, household size has been declining steadily with an aging population. However, a large group of households of child-bearing age is likely.
- Households generate housing demand. Unit demand is calculated by dividing the number of people living in households (excluding people living in group quarters) by the average number of people per household. This household count equals the projected number of occupied housing units.
- The county's vacancy rate remains relatively consistent through 2040.
- Cumulative need shows the number of total units needed between the base year and 2040.

Utilizing these calculations, a cumulative demand for about 1,800 additional housing units in the unincorporated Natrona County is estimated between 2010 and 2040, a majority of these will be within the Growth Management Area.

Residential Land Needs

Sustainable community development will involve ongoing housing improvement (including replacement of substandard housing) and moderate, managed growth. Residential land demand is based on the following factors:

- New Construction is based on the following overall distribution: 16 percent low density residential, 11 percent high density housing, 73 percent single-family detached.
- Gross residential density assumptions used for these calculations are:
 - 1 unit/5 acres for low density residential housing;
 - 1 unit/less than 5 acres for high density residential housing;
 - 3 units/acre for single-family detached housing; and

Land designated for residential development on the Natrona County 2040 Future Land Use Map should be approximately 1.5 times the "hard land demand" (the area actually needed for construction). This makes the plan flexible enough to respond to land availability issues, provides market choice and prevents artificially inflating land values.

This calculation indicates a “hard demand” for about 2,300 acres of new residential land between 2013³ and 2040. At 1.5 times the “hard demand,” the land use plan should designate about 3,450 acres of possible residential development over the coming years.

Commercial and Industrial Land Use Needs

A growing population creates demand for new commercial development, and retail growth is an element of Natrona County’s economic development strategy. While the comprehensive plan does not include a retail market analysis it does identify adequate space to meet population demands and future growth potential. In Natrona County, new commercial development falls into two categories: projects that serve the local consumer market, and projects that take advantage of the Natrona County location and attract business from outside the immediate market area.

Demand for future industrial land, on the other hand, is linked to opportunity and recruitment, rather than exclusively to population growth. A single major corporate decision can dramatically increase (or decrease) the projected industrial demand in a community.

Despite these differences, similar projection methods are used to predict future commercial and industrial land needs. The methods include:

Population Proportion

- This method relates land needs to population projections. It assumes the absolute amount of commercial or industrial land per 100 people will remain relatively constant and that new development will grow in proportion to population growth. This assumes a constant relationship between the amount of land used for residential and commercial or industrial purposes, thereby relating commercial and industrial growth rates to residential development rates.

Commercial and Industrial Use Proportion

- The land designated commercial and industrial land use needs on the Natrona County 2040 Future Land Use Map should be about 1.5 times the hard land demand or conversion need for commercial and 3 times the need for industrial. Like the approach used in the residential model above, this provides market choice and prevents artificial inflation of land cost.

³ Population estimates for 2014 were not available at the time of this draft.

Using the largest of the alternative projections suggests designating:

- About 860 acres of additional commercial land to support local demand (1.5 times hard demand). The plan should identify additional land to accommodate a large national retailer.
- About 1,240 acres of additional industrial land (3 times the hard demand). Again, the Natrona County 2040 Future Land Use Map should include the flexibility to accommodate a very large industry not anticipated by this model.

Summary Table	
Additional Residential	3,450 Acres
Additional Commercial	860 Acres
Additional Industrial	1,240 Acres
Total New Growth	5,550 Acres
Total Acres in Natrona County	3,440,640 Acres

The Plan Proposal

Section 5.10 outlines the evaluations of each neighborhood and the development plan for each neighborhood within the Growth Management Area.

These land use projections are not land use proposals. The proposed land uses are listed in the neighborhood summaries. The proposed uses are based on the constraints and capacity analysis, knowledge of the land and development patterns of the area as well as knowledge of the local jurisdictional relationships.

5.6 INFILL

Infilling into existing areas attains the goals of keeping the cost of development down and keeping the community infrastructure compact and more efficient to operate and maintain.

5.7 BALANCE

The proposed land uses for the planning neighborhoods vary from the projected based on a variety of factors, but there is a close balance between the projected and the proposed final numbers. The proposed growth matched closely with the projected, the assumption being that the projected numbers will provide adequate area to develop for the land uses needed to serve the projected population.

5.8 EVALUATION OF THE GROWTH MANAGEMENT AREA CONSTRAINTS

Constraints Analysis

Constraints are physical factors that limit the development capacity of the land. These factors make land unsuitable for development, as in the case of flood plains or steep

slopes, or limit the development that can safely and efficiently occur on the land. Soils subject to wind erosion or lands with tight soils that are unsuitable for septic tanks are other examples of factors that limit development.

An analysis was made of the Growth Management Area to determine the suitability of the land for low and high density development. The land use plan was then developed using this analysis to guide the types of land uses appropriate in each neighborhood.

Constraints

The physical factors used in the constraints analysis included the following:

- Established 100 year flood plains – flood plains established by Federal Emergency Management Agency (FEMA) as 100 year flood areas. The county flood program severely limits construction of buildings in the flood plains.
- Slopes – Slopes over ten percent are difficult to build on and were included in the analysis. Most often soils unsuitable for foundations and septic systems occur in these areas as well.
- Soils – the National Resource Conservation Service (NRCS) soils mapping on aerial photographs along with companion soils description were used to determine what soils are suitable for urban development. The classifications include listing of soil limitations for buildings, septic systems, roadways and other built features. The soil types with significant limitations on urban development were mapped. There are several hundred distinct soils areas mapped within the Growth Management Area.
- Water availability – The goal for the Growth Management Area is for all development to be served by public utilities. Areas outside the service areas of municipalities and water districts are considered to be constrained for high density development. The Casper Public Utilities cannot provide service to homes above 5,700 feet along Casper Mountain Road and above 5,500 feet in other areas on Casper Mountain. The city has determined it will neither provide nor sell water above this elevation.
- 201 Regional Sewer Area - The regional sewer service area is based on the area that is serviceable by public sewer. Areas below the regional wastewater treatment plant and areas that would require significant pumping of wastewater are excluded from this 201 service area and must rely on private sewage systems.

5.9 GENERAL LAND USE CATEGORIES

The plan proposed general land use categories for neighborhoods in the Growth Management Area rather than specific zoning districts. The land use categories are general

in nature to fit basic agriculture, residential, commercial and industrial land uses into areas where they are appropriate and minimize the conflicts between land use areas.

Zoning is the application of more specific categories such as Commercial and Light Industrial, which refine the land uses into very specific districts with specific lot sizes, setbacks and other details, to allow local development and minimize conflict from one lot to the next.

Zoning should be based on the plan. Once the Development Plan is completed, The Zoning Resolution should be reviewed, updated, and adopted to implement the plan.

5.10 PLANNING NEIGHBORHOODS

In order to closely evaluate the characteristics and site-situation of the Growth Management Area, 43 “neighborhoods” were designated. These neighborhoods were then evaluated to determine appropriate future land uses and how they should develop (no change from current patterns is proposed for many).

The review of each neighborhood is based on the following factors:

- Location, why selected.
Most developed areas break into natural neighborhoods because of utility service and development style. The undeveloped areas are physically distinct for the most part, with roads or railroads between.
- Size
A very general estimate of potential development area is used.
- Access – Transportation
A review was made of the access to each neighborhood. Typically neighborhoods are accessed from the perimeter.
- Water
From the best available information whether there is water service from a public source, or if it is predominantly private, individual wells.
- Sewer
Sewer is evaluated by the predominant existing service and if there is potential to serve an area from a public source.
- Soils
SCS (NRCS) soils map and descriptions were reviewed, using aerial photography and the soil type descriptions. These descriptions explain if a soil is suitable for development, irrigation, etc. The listing of “moderate” or “severe” is a generalization of soil constraints for development and septic tanks. We have not listed the specifics of each of the hundreds of soil types. On site investigations are necessary for development.

- Topography
A general evaluation of slopes. Hilly means low density development or no development is best.
- Hydrology
In an area with no public water, a generalization as to groundwater availability is made; high groundwater and waterways are listed. This is general knowledge and is not taken from well logs.
- Floodplains
Floodplains established by FEMA are indicated. Other flood plains may exist, but are not mapped. Flood plain regulations deal exclusively with FEMA designated floodplains. Developers are required to calculate a 100 year floodplain for subdivisions where FEMA floodplains are not established. None or NA means no FEMA floodplains.
- Wildlife Habitats
Wyoming Game and Fish habitats were reviewed. The only habitat in the growth management area is the critical winter range for mule deer between Casper and the foot of Casper Mountain.
- Existing Land Use
A listing of what uses are on the ground currently, from the inventory completed by the county, and an air photo.
- Current Zoning
Zoning Districts are listed. The zoning map is very difficult to interpret in many areas and in many areas there are many different zoning districts.
- Developmental Capacity
This is an evaluation as to whether it is economically and/or physically feasible to develop the land as low or high density residential.
- Serviceability
This evaluation shows whether public utilities and access are possible for higher density development.

A. Recommendations

1. Existing Land Use
A list of how the land is currently being used. This may not be the same as the current zoning.
2. Current Zoning
Lists the current zoning within the neighborhood. This may not be the same as the land use.
3. Transportation
External roads to the neighborhood are listed.

4. Development Plan

The recommended uses, general zoning and transportation needs of the neighborhood as well as coordination with municipalities.

5. Goals that apply

Basic goals from the goals statement that apply to the proposed plan for each neighborhood.

B. Planning Neighborhood Summaries

Each of the planning neighborhoods was evaluated using the factors listed in the previous section. Included below are the recommendation sections for each neighborhood. These recommendations are for land use, zoning, transportation, and the ultimate development plan. These are based on the evaluation of the development capacity of each neighborhood and then an integration of each neighborhood into the plan for the entire Growth Management Area.

The neighborhoods are mapped on Figure 5.

Planning Neighborhood Summary
Neighborhood 1 – Airport (Figure 5-1)

A. Recommendations

Land Use Projection

Industrial type development.

1. Existing Land Use
Airport and affiliated industrial park development.
2. Current Zoning
Planned Unit Development (PUD).
3. Transportation
W Yellowstone Hwy. Potential access to I-25.
See 2015 IRP.
4. Development Plan
Upgrade industrial park areas, develop industrial sites, utilize foreign trade zone.
5. Goals that apply
Infill

Planning Neighborhood Summary
Neighborhood 2 – Landmark (Figure 5-1)

A. Recommendations

Land Use Projection

Industrial projection, residential on south end.

1. Existing Land Use
Industrial, Residential, Commercial and Agricultural.
2. Current Zoning
Industrial and Residential.
3. Transportation
W US Highway 20-26 and Nine Mile Rd.
4. Development Plan
Infill Industrial north of Landmark Ln. Residential south from Zephyr Rd. Airport corridor limits development. Upgrade/maintain roads through ISDs.

Planning Neighborhood Summary
Neighborhood 3 – WLW (Figure 5-1)

A. Recommendations

Land Use Projection

Limited industrial south of irrigation ditch, some new industrial.

1. Existing Land Use

Industrial, Residential and Agricultural.

2. Current Zoning
Industrial, Residential, Commercial and Agricultural.
3. Transportation
Seven Mile Rd and 6 WN Rd.
4. Development plan
Infill existing parcels with new limited development. Upgrade roads through an ISD.

Planning Neighborhood Summary
Neighborhood 4 - Vista West North (Figure 5-1)

A. Recommendations

Land Use Projection

Residential development west, industrial east.

1. Existing Land Use
Industrial and Agricultural.
2. Current Zoning
Industrial and Residential.
3. Transportation
6 WN Road, Six and Seven Mile Road
4. Development Plan
Development should be served by water service area and regional sewer area.
5. Goals that apply
Public water and sewer.

Planning Neighborhood Summary
Neighborhood 5 – Airbase Acres (Figure 5-2)

A. Recommendations

Land Use Projection

No new residential – infill Commercial and Industrial

1. Existing Land Use
Industrial, Commercial and Residential.
2. Current Zoning
Commercial, Industrial, Residential and Agricultural.
3. Transportation
Six Mile Rd and Old Yellowstone Hwy.
4. Development Plan
Infill with Industrial and Commercial. Upgrade roads through an ISD.

Planning Neighborhood Summary
Neighborhood 6 – Westgate (Figure 5-2)

A. Recommendations

Land Use Projection

Infill Industrial.

1. Existing Land Use
Industrial.
2. Current Zoning
Industrial.
3. Transportation
Old Yellowstone Hwy, Six Mile Rd and Zero Rd.
4. Development Plan
Development should be served by water service area and regional sewer. Upgrade roads through an ISD.

Planning Neighborhood Summary
Neighborhood 7 – Vista West (Figure 5-2)

A. Recommendations

Land Use Projection

Infill Residential.

1. Existing Land Use
Residential, Industrial and Agricultural.
2. Current Zoning
Residential, Industrial and Agricultural.
3. Transportation
6 WN Rd, Six Mile Rd, Seven Mile Rd, Poison Spider Rd.
4. Development Plan
Infill. Residential south of Zero Road. Connection to water service area and regional sewer. Upgrade roads through an ISD.

Planning Neighborhood Summary
Neighborhood 8 – Wardwell (Figure 5-3)

A. Recommendations

Land Use Projection

Infill Industrial, some Commercial

1. Existing Land Use
Industrial, Commercial, Residential, and Agricultural.
2. Current Zoning
Commercial, Industrial, Residential and Agricultural.

3. Transportation
Salt Creek Hwy. Work with WYDOT on road issues.
4. Development Plan
Upgrade roads, infill commercial/industrial. No new residential.

Planning Neighborhood Summary
Neighborhood 9 – Mills Transmodal (Figure 5-4)

A. Recommendations

Land Use Projection

New Commercial, Industrial.

1. Existing Land Use
Industrial and Agricultural.
2. Current Zoning
Industrial, Agricultural and Residential.
3. Transportation
Old Yellowstone Hwy.
4. Development Plan
Infill Industrial. Coordinate with Mills for future annexation.

Planning Neighborhood Summary
Neighborhood 10 – Midwest Heights (Figure 5-5)

A. Recommendations

Land Use Projection

Infill Industrial.

1. Existing Land Use
Industrial and Residential.
2. Current Zoning
Industrial and Residential.
3. Transportation
Salt Creek Hwy.
4. Development Plan
Upgrade roads with ISD. Redevelop as Industrial.
5. Goals that apply
Infill. Clean up nuisances.

Planning Neighborhood Summary
Neighborhood 11 – Black Hills (Figure 5-5)

A. Recommendations

Land Use Projection

No New.

1. Existing Land Use
Industrial.
2. Current Zoning
Industrial.
3. Transportation
Salt Creek Highway and English Avenue.
4. Development Plan
Infill Industrial.

Planning Neighborhood Summary
Neighborhood 12 – Hanly (Figure 5-4)

A. Recommendations

Land Use Projection

Industrial infill, new commercial and new industrial.

1. Existing Land Use
Industrial, Residential and Commercial.
2. Current Zoning
Industrial, Residential and Commercial.
3. Transportation
W Yellowstone Hwy.
4. Development Plan
Infill with Commercial and Industrial. Upgrade roads with an ISD.

Planning Neighborhood Summary
Neighborhood 13 – Poison Spider (Figure 5-6)

A. Recommendations

Land Use Projection

Limited Residential.

1. Existing Land Use
Agricultural and Residential.
2. Current Zoning
Agricultural and Residential.
3. Transportation
Poison Spider and Zero Road.
4. Development Plan
Limit development to low density residential. Development should be served by water service area.

Planning Neighborhood Summary
Neighborhood 14 – West Belt Loop/North Robertson Rd. (Figure 5-7)

A. Recommendations

Land Use Projection

Industrial, low and high density residential.

1. Existing Land Use
Industrial, Residential, Commercial and Agricultural.
2. Current Zoning
Industrial, Residential and Agricultural.
3. Transportation
Zero Rd, Poison Spider Road, West Belt Loop. See West Belt Loop Land Use, Connectivity, and Access Plan.
4. Development Plan
Industrial east of West Belt Loop and north of Poison Spider. High density residential closer to Mills. Mitigate selenium impacts.

Planning Neighborhood Summary
Neighborhood 15 – West Belt Loop/South Robertson Rd. (Figure 5-8)

A. Recommendations

Land Use Projection

Residential south of power lines, west to WBL and east to Upper Dempsey.

1. Existing Land Use
Residential and Agricultural.
2. Current Zoning
Residential and Agricultural.
3. Transportation
Robertson Road and West Belt Loop. See West Belt Loop Land Use, Connectivity, and Access Plan.
4. Development Plan
Residential. Mitigate selenium impacts.

Planning Neighborhood Summary
Neighborhood 16 – Rimrock (Figure 5-9)

A. Recommendations

Land Use Projection

Residential and Commercial.

1. Existing Land Use
Agricultural.
2. Current Zoning
Agricultural.
3. Transportation
West Belt Loop. See West Belt Loop Land Use,

Connectivity, and Access Plan.

4. Development Plan
Commercial at State Highway 220, Residential and Agricultural. See West Belt Loop Land Use, Connectivity, and Access Plan (Section 3).

Planning Neighborhood Summary
Neighborhood 17 – South WBL (Figure 5-9)

A. Recommendations

Land Use Projection
Residential and Commercial.

1. Existing Land Use
Agricultural and Commercial.
2. Current Zoning
Agricultural and Commercial.
3. Transportation
State Highway 220, West Belt Loop. See West Belt Loop Land Use, Connectivity and Access Plan.
4. Development Plan
Commercial at State Highway 220, residential other. Coordinate with Casper on development.

Planning Neighborhood Summary
Neighborhood 18 – Red Butte (Figure 5-9)

A. Recommendations

Land Use Projection
Infill Residential.

1. Existing Land Use
Residential, Commercial and Agricultural.
2. Current Zoning
Residential, Commercial and Agricultural.
3. Transportation
State Highway 220 and West Belt Loop. See West Belt Loop Land Use, Connectivity and Access Plan.
4. Development Plan
Infill. Upgrade roads, ISD. See West Belt Loop Land Use, Connectivity and Access Plan. Coordinate with Casper.

Planning Neighborhood Summary
Neighborhood 19 – Indian Springs (Figure 5-9)

A. Recommendations

Land Use Projection
Infill Residential.

1. Existing Land Use
Residential and Commercial.
2. Current Zoning
Residential and Commercial.
3. Transportation
State Highway 220.
4. Development Plan
Maintain neighborhood, Infill. ISDs.

Planning Neighborhood Summary
Neighborhood 20 – Westland (Figure 5-10)

A. Recommendations

Land Use Projection
Infill new dwelling units.

1. Existing Land Use
Residential and Agricultural.
2. Current Zoning
Residential and Agricultural.
3. Transportation
State Highway 220, Coates Rd and Skyline.
4. Development Plan
Infill residential, maintain infrastructure. Coordinate with Casper.

Planning Neighborhood Summary
Neighborhood 21 – Wolf/Squaw Creek (Figure 5-11)

A. Recommendations

Land Use Projection
Infill residential, new dwelling units. Some Commercial.

1. Existing Land Use
Residential, Commercial and Agricultural.
2. Current Zoning
Residential, Commercial, Agricultural and Industrial.
3. Transportation
State Highway 220, Squaw Creek Rd and Wolf Creek Rd.
4. Development Plan
Infill residential, upgrade roads through ISDs. Coordinate with Casper for future annexation.

Planning Neighborhood Summary
Neighborhood 22 – Rivers Bend (Figure 5-12)

A. Recommendation

Land Use Projection
Minimal infill.

1. Existing Land Use
Residential.
2. Current Zoning
Residential.
3. Transportation
South Robertson Rd and Riverbend Rd.
4. Development Plan
Upgrade roads through ISD. Maintain Neighborhood. Coordinate with Casper for future annexation.

Planning Neighborhood Summary
Neighborhood 23 – Upper Dempsey (Figure 5-14)

A. Recommendations

Land Use Projection
Residential infill.

1. Existing Land Use
Industrial, Commercial and Residential.
2. Current Zoning
Industrial, Commercial and Residential.
3. Transportation
Pendell Blvd, Chamberlin Rd and Boles Rd.
4. Development Plan
Upgrade roads through ISD. Maintain Residential. Coordinate with Mills for future annexation.

Planning Neighborhood Summary
Neighborhood 24 – Lower Dempsey (Figure 5-14)

A. Recommendations

Land Use Projection
Infill, new homes.

1. Existing Land Use
Residential
2. Current Zoning
Residential.
3. Transportation
Pendell Blvd and Chamberlin Rd.
4. Development Plan
Infill only. Maintain neighborhood. Upgrade

roads through ISD. Coordinate with Mills for future annexation.

Planning Neighborhood Summary
Neighborhood 25 – Dragon's Back (Figure 5-15)

A. Recommendations

Land Use Projection
Infill.

1. Existing Land Use
Agricultural and Residential.
2. Current Zoning
Agricultural, Residential and Commercial.
3. Transportation
SW Wyoming Blvd and S Poplar St.
4. Development Plan
Infill. Coordinate with Casper for future annexation.

Planning Neighborhood Summary
Neighborhood 26 – Green Valley (Figure 5-12)

A. Recommendations

Land Use Projection
Mobile Home Park.

1. Existing Land Use
Mobile Home Park.
2. Current Zoning
Residential.
3. Transportation
S Robertson Rd.
4. Development Plan
Maintain neighborhood. Coordinate with Casper for future annexation.

Planning Neighborhood Summary
Neighborhood 27 – Allendale (Figure 5-13)

A. Recommendations

Land Use Projection
Residential infill.

1. Existing Land Use
Residential, Agricultural and Commercial.
2. Current Zoning
Residential and Commercial.
3. Transportation
S McKinley St, S Beverly St and Allendale Blvd.

4. Development Plan
Residential infill. Upgrade roads through ISD.
Coordinate with Casper for future annexation.

Planning Neighborhood Summary
Neighborhood 28 – South Beverly (Figure 5-13)

A. Recommendations

Land Use Projection
Residential.

1. Existing Land Use
Agricultural.
2. Current Zoning
Agricultural.
3. Transportation
S Beverly St, E 21st St, SE Wyoming Blvd and
Country Club Rd.
4. Development Plan
Residential infill. Coordinate with Casper for
future annexation.

Planning Neighborhood Summary
Neighborhood 29 – Hat Six One (Figure 5-16)

A. Recommendations

Land Use Projection
Residential infill.

1. Existing Land Use
Residential, Agricultural and Commercial.
2. Current Zoning
Residential and Agricultural.
3. Transportation
SE Wyoming Blvd and Country Club Rd.
4. Development Plan
Residential. Coordinate with Casper for future
annexation.

Planning Neighborhood Summary
Neighborhood 30 – Hat Six Two (Figure 5-16)

A. Recommendations

Land Use Projection
Agricultural and Residential.

1. Existing Land Use
Agricultural.
2. Current Zoning
Agricultural.

3. Transportation
E 2nd St and Hat Six Rd.

4. Development Plan
Agricultural and Residential.

Planning Neighborhood Summary
Neighborhood 31 – East 1 (Figure 5-17)

A. Recommendations

Land Use Projection
Residential, Industrial and Commercial.

1. Existing Land Use
Industrial, Residential and Agricultural.
2. Current Zoning
Industrial, Residential and Agricultural.
3. Transportation
E US Highway 20-26 and Cole Creek Rd.
4. Development Plan
Residential, Industrial and Commercial. Coordi-
nate with Evansville for future annexation.

Planning Neighborhood Summary
Neighborhood 32 – Lathrop (Figure 5-17)

A. Recommendations

Land Use Projection
Infill Industrial.

1. Existing Land Use
Industrial, Commercial and Agricultural.
2. Current Zoning
Industrial, Commercial and Agricultural.
3. Transportation
E Yellowstone Hwy, Blackmore Rd and Wildcat
Rd.
4. Development Plan
Industrial/Commercial infill. Roads through ISD.
Coordinate with Evansville for future annexa-
tion.

Planning Neighborhood Summary
Neighborhood 33 – Brookhurst (Figure 5-17)

A. Recommendations

Land Use Projection
Infill.

1. Existing Land Use
Residential, Industrial and Commercial.
2. Current Zoning

Residential, Industrial and Commercial.

3. Transportation
E Yellowstone Hwy and Mystery Bridge Rd.
4. Development Plan
Infill. Upgrade roads through ISD. Coordinate with Evansville for future annexation.

Planning Neighborhood Summary
Neighborhood 34 – Sandy Lake (Figure 5-18)

A. Recommendations

Land Use Projection

Infill only in existing subdivisions.

1. Existing Land Use
Residential, Agricultural and Industrial.
2. Current Zoning
Residential and Agricultural.
3. Transportation
Cole Creek Road.
4. Development Plan
Residential infill. Upgrade roads through ISD.
No new Major Subdivisions.

Planning Neighborhood Summary
Neighborhood 35 – Sunlight/Meester (Figure 5-20)

A. Recommendations

Land Use Projection

New Commercial south with residential north.

1. Existing Land Use
Residential, Commercial and Industrial.
2. Current Zoning
Residential, Commercial and Industrial.
3. Transportation
Bryan Stock Trl.
4. Development Plan
Commercial/Industrial south, residential north off of Sunlight. Coordinate with Casper for future annexation.

Planning Neighborhood Summary
Neighborhood 36 – JTL (Figure 5-20)

A. Recommendations

Land Use Projection

Infill Industrial.

1. Existing Land Use

Industrial.

2. Current Zoning
Industrial.
3. Transportation
Bryan Stock Trl.
4. Development Plan
Industrial. Coordinate with Casper for future annexation.

Planning Neighborhood Summary
Neighborhood 37 – Wyoming Industrial (Figure 5-19)

A. Recommendations

Land Use Projection

Infill Commercial.

1. Existing Land Use
Commercial.
2. Current Zoning
Commercial.
3. Transportation
N Poplar St.
4. Development Plan
Upgrade roads through ISD. Annex to Casper.

Planning Neighborhood Summary
Neighborhood 38 – South Fairgrounds (Figure 5-21)

A. Recommendations

Land Use Projection

Commercial Infill.

1. Existing Land Use
Commercial and Agricultural.
2. Current Zoning
Commercial and Agricultural.
3. Transportation
Fairgrounds Road, CY Ave and SW Wyoming Blvd.
4. Development Plan
Commercial, develop as highway business with water and sewer. Good commercial frontage on Wyoming Blvd. Annex to Casper.

Planning Neighborhood Summary
Neighborhood 39 – Dowler (Figure 5-22)

A. Recommendations

Land Use Projection

Infill and new commercial development.

1. Existing Land Use
Commercial, Industrial and Residential.
2. Current Zoning
Commercial, Industrial and Residential.
3. Transportation
State Highway 220 and Paradise Dr.
4. Development Plan
Upgrade utilities. Redevelop as commercial/business park. Retain existing residential at north end. Coordinate with Casper for future annexation.

Planning Neighborhood Summary
Neighborhood 40 – Enterprise (Figure 5-23)

A. Recommendations

Land Use Projection
Industrial.

1. Existing Land Use
Agricultural.
2. Current Zoning
Agricultural.
3. Transportation
Six Mile Rd, Salt Creek Highway, Westwinds Road. Potential connection from Six Mile Road to I-25. See Polaris Road Study and 2015 IRP.
4. Development Plan
Industrial development. Coordinate with Bar Nunn/Casper.

Planning Neighborhood Summary
Neighborhood 41 – North Poplar (Figure 5-3)

A. Recommendations

Land Use Projection
Industrial.

1. Existing Land Use
Industrial and Agricultural.
2. Current Zoning
Industrial and Agricultural.
3. Transportation
N Poplar St and Amoco Rd.
4. Development Plan
Industrial along N Poplar St.

Planning Neighborhood Summary
Neighborhood 42 – Resolution Flats (Figure 5-24)

A. Recommendations

Land Use Projection
Residential and Commercial

1. Existing Land Use
Agricultural and Residential.
2. Current Zoning
Agricultural, Commercial and Residential.
3. Transportation
N Poplar St.
4. Development Plan
Residential and Commercial. Coordinate with Casper and Evansville.

Planning Neighborhood Summary
Neighborhood 43 – Salt Creek Heights (Figure 5-5)

A. Recommendations

Land Use Projection
Industrial and Commercial.

1. Existing Land Use
Industrial.
2. Current Zoning
Planned Unit Development (PUD).
3. Transportation
Opportunity Blvd, English Ave, Salt Creek Highway and Salt Creek Parkway.
4. Development Plan
Annex to Casper.

5.11 THE GROWTH MANAGEMENT AREA PLAN

The Growth Management Area Plan indicates the proposed land uses for the area, roadway corridors, and other land use policy details. This map does not show the growth boundaries of the communities. The intent is to have a workable plan irrespective of jurisdictional boundaries, a plan that works for one community. The local jurisdictions will work out amendments to the Growth Boundary Agreement as the need arises.

The plan is based on these premises:

- This plan will provide the framework for updating of the Growth Boundary Agreement and Joint Land Use Plan by the county, city and towns.
- High density development should be compact and not leapfrog into the rural area.
- The policy of infill will help the urban area to remain compact.
- A critical aspect of implementing this plan is the preservation of suitable lands adjacent to the municipalities for urban development. If lands adjacent to the municipalities are allowed to be developed as parcels ten to forty acres in size there will be a shortage of suitable urban lands. One ten acre parcel would be sufficient land for 35 urban residential lots. If these critical lands are not preserved for urban development the community may be even more spread out and development will occur on lands less suited to urban development.
- There is a need for a broad range of land uses and development styles within the Growth Management Area. This range can only be provided through high density residential development in the municipalities, low density residential in the unincorporated area, commercial along the arterials and collectors, primarily in the municipalities, and industrial lands in the unincorporated area.
- Each municipality and the unincorporated area provide distinct lifestyle options for local residents. The plan intends that each area continue to provide for the specific needs of its residents and businesses within a larger planning framework of cooperation.
- All development in the Growth Management Area will be served ultimately by public water and sewer.